

Recorded
Document.

Wandel, Stephane M

From: Michael Sajjadi [MSajjadi@omprop.com]
Sent: Wednesday, February 18, 2004 12:02 PM
To: 'Bob Jacob'
Cc: Wandel, Stephane M; Stavale, Salvatore M; Timur Tecimer
Subject: RE: 60 non build

Bob
Thanks for the clarification please leave the 60' as shown on the most recent plan Mike

-----Original Message-----

From: Bob Jacob [mailto:Bob@hparchs.com]
Sent: Wednesday, February 18, 2004 10:28 AM
To: Michael Sajjadi (E-mail)
Subject: 60 non build

Along the west side of building, the minimum landscape, parking stall, drive aisle and landscape the dimension is 58'. The latest plan reflects 60'. This increased landscape are along the building (two feet) allows trees to be planted along the building and eliminates the need for a non-build easement from the adjoining lot.

The building could be moved west 2' and a side yard added - however the 2' of lost landscaping would need to be picked up some were else on the site.

The depth of building to maintain an ESFR sprinkler system must be in a 10' module.

Thanks
Bob

Robert M. Jacob AIA
HPA Inc.
4931 Birch Street
Newport Beach, CA 92660
Phone: (949) 863-1770
Fax: (949) 863-0851

<mailto:bob@hparchs.com>

FILE COPY

Recorded at the request of and mail to:
S. M. Stavale

(Name) Boeing Realty Corporation
15480 Laguna Canyon Rd., St. 200
(Address)
Irvine, CA 92618

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING**

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION: See attached legal description
as recorded in Book _____, Page _____, Records of Los Angeles County, which property is located and known as (ADDRESS):

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an over-sized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91.106.3.3.4 of the Los Angeles Municipal Code, to maintain on said property, _____ yards of _____ feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES
MUST BE
NOTARIZED

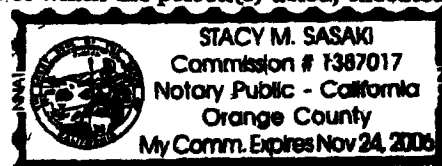
Owner's Name Boeing Realty Corporation
(Please type or print)
Signature of owner Stephen J. Barker (Sign)
Two Officers' Signatures
Required for Corporations Alan DeFrancis (Sign)
Name of Corporation Boeing Realty Corporation

Dated this 13th day of October 2004

(STATE OF CALIFORNIA, COUNTY OF ORANGE)

On October 18, 2004 before me, Stacy M. Sasaki, Notary Public, personally appeared Stephen J. Barker and Alan DeFrancis, personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature Stacy M. Sasaki

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY _____

(LADBS B-138 Rev 2/2003)

Covenant for City Department _____

Date _____

1451 W Knox St

Permit Application #: 04010 - 10000 - 03825

Bldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B04LA1859

Commercial

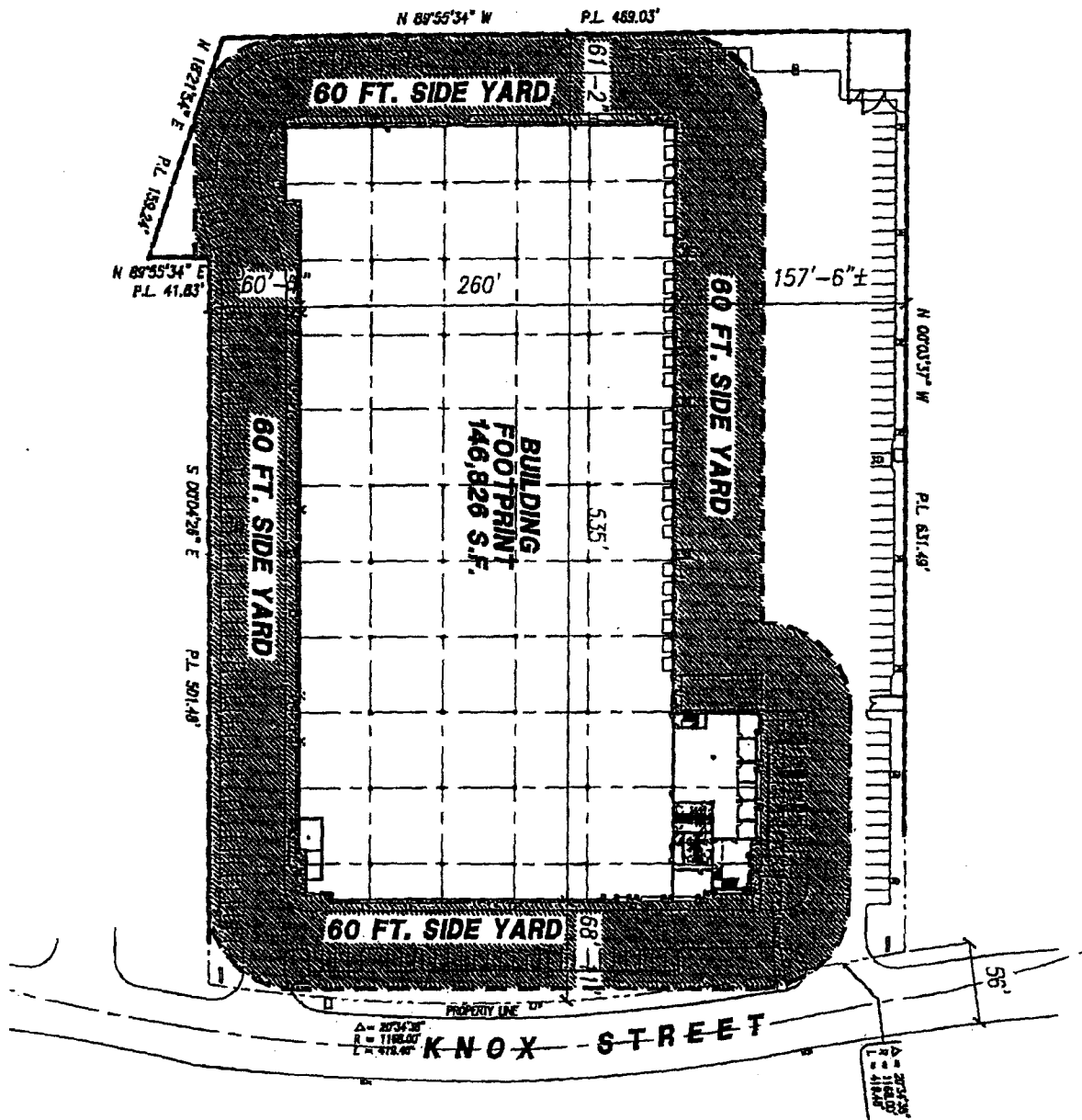
Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 09/13/04 08:47:58

(DO NOT DRAW, WRITE OR PASTE ATTACHMENTS OUTSIDE BORDER)



NORTH



PLOT PLAN

03100500261
LEGAL DESCRIPTION

McDonnell Douglas Corporation
19503 South Normandie Avenue

That portion of Rancho San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BEGINNING at a point in the West line of the 50-foot right-of-way of the Pacific Electric Railway Company adjoining Normandie Avenue on the West, distant Northerly 780 feet measured at right angles from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract 4983, as per map recorded in Book 58, pages 80 et seq. of Maps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South $0^{\circ} 02' 40''$ East along the line described in said Parcel "A" 780 feet; thence North $89^{\circ} 59' 31''$ West along the line described in said Parcel "A" 1387.60 feet to the Easterly line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North $0^{\circ} 22' 04''$ West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminus of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South $89^{\circ} 37' 56''$ West, and a distance of 10.00 feet; thence North $89^{\circ} 37' 56''$ East, 10.00 feet; thence continuing along the line described in Parcel No. 1 of said deed recorded in Book D586/page 796 of said Official Records South $0^{\circ} 22' 04''$ East 172.51 feet; thence North $89^{\circ} 37' 56''$ East 6.55 feet; thence South $0^{\circ} 22' 04''$ East 84.12 feet; thence South $45^{\circ} 11' 14''$ East 158.41 feet; thence North $89^{\circ} 59' 41''$ East 960.03 feet to the Southwest corner of Parcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence North $89^{\circ} 58' 11''$ East, along the Southerly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North $0^{\circ} 02' 12''$ West 2731.90 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeasterly along the arc of said curve through a central angle of $39^{\circ} 15' 34''$, a distance of 276.14 feet to a point, a radial through said point bears North $50^{\circ} 56' 38''$ West; thence leaving said curve North $0^{\circ} 02' 44''$ West 151.13 feet to a point in the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D586/page 796; thence along the Southerly line of 190th Street North $89^{\circ} 56' 46''$ East 1729.56 feet to an intersection with the Westerly line of said first-mentioned 50-foot right-of-way of the Pacific Electric Railway Company; thence along said Westerly line of said 50-foot right-of-way South $0^{\circ} 02' 40''$ East 3232.35 feet to the point of beginning, containing 170.77 acres, more or less.

OB 13187

H. R. Hochmuth, Director
Corporate Properties Management
McDonnell Douglas Corporation

Name

3000 Ocean Park Boulevard
Address

Santa Monica, Calif. 90406

COP 259

on JUN 20 1970

Recorded
3578

Has not been
Original
processed
LOS ANGELES COUNTY REGISTRAR-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING**

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

See Attachment

(Legal Description)

as recorded in Book 88, Page 80, 81, 82, Records of Los Angeles County, which property is located and known as: McDonnell Douglas Corporation, Aircraft Division, Torrance Plant, 19501 Normandie Avenue, City of Los Angeles (street address)

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an oversized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91.0506(k) of the Los Angeles Municipal Code, to maintain on said property, a yard of 60 feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect so long as said oversized building shall remain thereon or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 27th day of April, 1970

Signature of owner McDonnell Douglas Corp. (Sign)

(Two Officers' Signatures)
(Required for Corporations) Louis Lieber, Jr. Vice Pres. (Sign)
B. David Freundlich Pres. Secy

FOR DEPARTMENT USE ONLY

Branch Office S.P.

District Map 7247

B & S Affidavit No. 084014

Approved for Recording
Dept. of Bldg. & Safety, by J. Espinoza

845 B-130-R-4.66

(INDIVIDUAL)
STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On _____
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

known to me to be the person whose name
subscribed to the within instrument and acknowledged that

WITNESS my hand and official seal.

MAY 2 6 30-70

My Commission expires 05-13/84

(CORPORATION)
STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On April 27, 1970
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared Louis Lieber, Jr.
known to me to be the Vice President,
and B. David Freundlich
known to me to be the Assistant Secretary of
the Corporation that executed the within instrument, known
to me to be the persons who executed the within instrument
on behalf of the Corporation therein named, and acknowledged:
to me that such Corporation executed the within instrument
pursuant to its by-laws or a resolution of its board of directors.

Mary E. Mauch
OFFICIAL SEAL
MARY E. MAUCH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 5, 1972

Legal Description
McDonnell Douglas Corporation
19503 South Normandie Avenue
Torrance, California 90502

That portion of Rancho San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BEGINNING at a point in the West line of the 50-foot right-of-way of the Pacific Electric Railway Company adjoining Normandie Avenue on the West, distant Northerly 780 feet measured at right angles from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract 4983, as per map recorded in Book 58, pages 80 et seq. of Maps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South $0^{\circ} 02' 40''$ East along the line described in said Parcel "A" 780 feet; thence North $89^{\circ} 59' 31''$ West along the line described in said Parcel "A" 1887.60 feet to the Easterly line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North $0^{\circ} 22' 04''$ West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminus of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South $89^{\circ} 37' 56''$ West, and a distance of 10.00 feet; thence North $89^{\circ} 37' 56''$ East, 10.00 feet; thence continuing along the line described in Parcel No. 1 of said deed recorded in Book D586/page 796 of said Official Records South $0^{\circ} 22' 04''$ East 172.51 feet; thence North $89^{\circ} 37' 56''$ East 6.55 feet; thence South $0^{\circ} 22' 04''$ East 84.12 feet; thence South $45^{\circ} 11' 14''$ East 158.41 feet; thence North $89^{\circ} 59' 41''$ East 960.03 feet to the Southwest corner of Parcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence North $89^{\circ} 58' 11''$ East, along the Southerly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North $0^{\circ} 02' 12''$ West 2731.90 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeasterly along the arc of said curve through a central angle of $39^{\circ} 15' 34''$, a distance of 276.14 feet to a point, a radial through said point bears North $50^{\circ} 56' 38''$ West; thence leaving said curve North $0^{\circ} 02' 44''$ West 161.13 feet to a point in the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D586/page 796; thence along the Southerly line of 190th Street North $89^{\circ} 56' 46''$ East 1729.56 feet to an intersection with the Westerly line of said first-mentioned 50-foot right-of-way of the Pacific Electric Railway Company; thence along said Westerly line of said 50-foot right-of-way South $0^{\circ} 02' 40''$ East 3232.35 feet to the point of beginning, containing 170.77 acres, more or less.

3286

Has not been recorded in original.
 Cyclopedia
 processing
 LOS ANGELES COUNTY

0 3 0 8 1 0 1 2 7 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
 REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING**

and hereby certify that we are the owners of the hereinafter legally described real property located Los Angeles, State of California.

Document 1 included herein.

(Legal Description)

1, 2, 3, 4 & 5
52 & 47 &
 in Book 58 Page 80, Records of Los Angeles County, which prop-
 erty is located and known as: Douglas Aircraft Company, C6 Location, Torrance Facility,

South Normandie Avenue, Torrance, California 90502 (street address)

in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an
 building on said property, we do hereby covenant and agree to and with said City, pursuant to Section
 (k) of the Los Angeles Municipal Code, to maintain on said property, a yard of sixty feet in width,
 set back from ground to sky, as shown on the attached plot plan.

This covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners,
 owners, their successors, heirs or assigns and shall continue in effect so long as said oversized build-
 ings remain thereon or unless otherwise released by authority of the Superintendent of Building of the City
 of Los Angeles.

I this 31st day of August 1973

Signature of owner

(Two Officers' Signatures)
 (Required for Corporations)

McDonnell Douglas Corporation

J. C. Brizendine, Corporate Vice President (Sign)

J. H. Carroll, Assistant Corporate Secretary (Sign)
McDonnell Douglas Corporation

FOR DEPARTMENT USE ONLY

Office S.P.

Map 1247

Affidavit No. 015 12579

Approved for Recording
 Dept of Bldg. & Safety, by

9-20-73

18-R-44

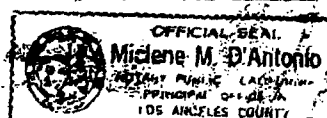
(INDIVIDUAL)
 STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 I, the undersigned, a Notary Public in and for said
 County and State, personally appeared

I am to be the person whose name
 is subscribed to the within instrument and acknowledged that

(CORPORATION)
 STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 On August 31, 1973
 before me, the undersigned, a Notary Public in and for said
 County and State, personally appeared J. C. Brizendine
 known to me to be the Corporate Vice President,
 and J. H. Carroll, Jr.

known to me to be the Assistant Corporate Secretary of
 the Corporation that executed the within instrument, known
 to me to be the person who executed the within instrument
 on behalf of the Corporation, then and there, and acknowledged
 to me that such Corporation executed the within instrument
 pursuant to its by-laws or a resolution of the board of directors
 WITNESS my hand and official seal.

Madeline M. D'Antonio



My Commission expires

This page is part of your document - DO NOT DISCARD

04 2853120

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

11:21 AM NOV 03 2004

TITLE(S) : _____



L E A D S H E E T

FEE

D.T.T

FEE \$13	W
DAF \$2	
C-20	3

CODE
20

CODE
19

CODE
9 _____

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

Recorded at the request of and mail to:
S. M. Stavale

(Name) Boeing Realty Corporation
15480 Laguna Canyon Rd., St. 200
(Address)
Irvine, CA 92618

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION: See attached legal description

as recorded in Book 1262, Page 59, Records of Los Angeles County, which property is located and known as (ADDRESS):

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an over-sized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91.106.3.3.4 of the Los Angeles Municipal Code, to maintain on said property, 4 yards of 60 feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES

MUST BE

NOTARIZED

Owner's Name Boeing Realty Corporation

Signature of owner Stephen J. Barker (Please type or print) [Signature] (Sign)

Two Officers' Signatures
Required for Corporations Alan DeFrancis [Signature] (Sign)

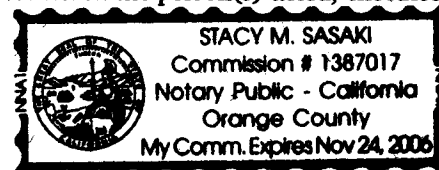
Name of Corporation Boeing Realty Corporation

Dated this 13th day of October 2004

(STATE OF CALIFORNIA, COUNTY OF ORANGE)

On October 18, 2004 before me, Stacy M. Sasaki, Notary Public, personally appeared Stephen J. Barker and Alan DeFrancis, personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature Stacy M. Sasaki

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY [Signature] 10/29/04

(LADBS B-138 Rev 2/2003)

Covenant for City Department _____

Date _____

6/5/03

EXHIBIT "A"

**LEGAL DESCRIPTION LOT LINE ADJUSTMENT
LOTS 7 AND 8 TRACT NO. 52172, M.B. 1262/59-62**

PARCEL 2

APN 7351-003-021

LOT 8 OF TRACT NO. 52172 AS PER MAP ON FILE IN BOOK 1262, PAGES 59 THROUGH 62 INCLUSIVE OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF SAID TRACT NO. 52172; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7, NORTH 89°55'34" EAST, 41.83 FEET; THENCE, SOUTH 00°04'26" EAST, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 501.48 FEET TO A POINT ON A CURVE IN THE SOUTHERLY LINE OF SAID LOT 8, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1168.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 08°49'17" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°05'00", AN ARC LENGTH OF 42.47 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE, NORTH 00°04'26" WEST, 494.16 FEET, ALONG THE EAST LINE OF SAID LOT 7, TO THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL CONTAINS 316,256 SQUARE FEET OF LAND, MORE OR LESS.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


DANNY CHARLES PETERSON, P.L.S. 6200
REGISTRATION EXPIRES 3-31-06



1451 W Knox St

Permit Application #: 04010 - 10000 - 03825

Bldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B04LA1859

Commercial

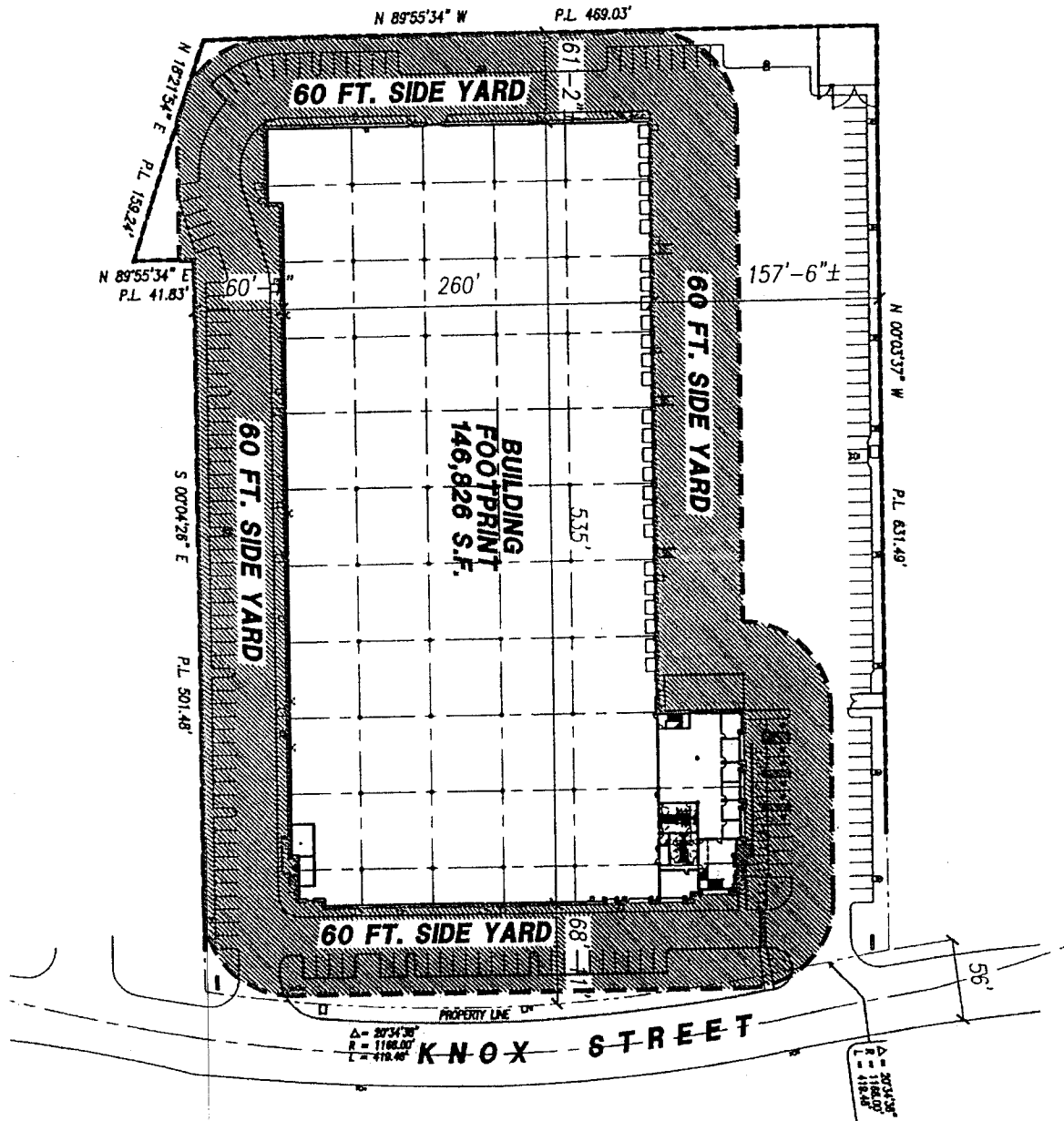
Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 09/13/04 08:47:58

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



NORTH

PLOT PLAN

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

NOV 03 2004

Gayle M. Brown REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

